

ORIGINAL

Law Offices of  
JERRY CHONG (SBN 68757)  
and ALICE WONG (SBN 160141)  
501 S Street, Suite Two  
Sacramento, CA 95814  
Telephone: (916) 443-7398  
Fax: (916) 443-8941

FILED

MAR X 6 2007

RICHARD W. WIEKING  
CLERK U.S. DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

Attorneys for DEFENDANT

UNITED STATES MAGISTRATE COURT  
NORTHERN DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA  
  
Plaintiffs,  
  
vs.  
  
LISA LEE  
  
Defendant.

CR No. 03-06-70479 EMC

STIPULATION AND ORDER  
EXONERATING PROPERTY BOND  
ON DEPOSIT WITH THE COURT  
FOR PROPERTY

1104 East 20<sup>th</sup> Street, Oakland, CA 94606

Defendant LISA LEE requested and the Court granted a substitution of property bond in this matter. The parties hereby stipulate, through their respective counsel, that the personal surety bond, secured by property located at:

1104 East 20<sup>th</sup> Street, Oakland, CA 94606

may be exonerated at this time.

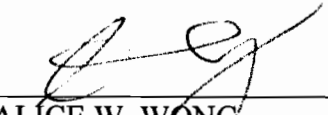
The parties request that the court approve the attached order requiring the Clerk of the court to execute the Reconveyance releasing the Short Form Deed of Trust and Assignment of Rents in favor of the Clerk of the United States District Court, Northern District, for the real property located at 1104 East 20<sup>th</sup> Street, Oakland, CA 94606, executed by Chiu Hung Tam and Lai

1 Kuen Wong Tam, trustors. The short form deed of trust and assignment of rents, attached as  
2 **Exhibit A**, was recorded in San Francisco County on August 23, 2006, instrument no. 2006-  
3 323121.

4  
5 DATED: 3/5/07

6   
7 Thomas P. Mazzucco  
8 Assistant United States Attorney

9 DATED: 3/6/07

10   
11 ALICE W. WONG  
12 Attorney for Defendant Lisa Lee

13 ORDER

14 Based upon the above stipulation of the parties, good cause appearing,

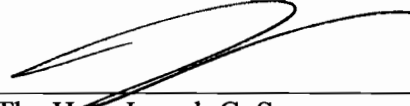
15 **IT IS HEREBY ORDERED** that the above described property be exonerated as surety for  
16 bail in the instant action.

17 **IT IS FURTHER ORDERED** that defense counsel Alice W. Wong prepare a Reconveyance  
18 of the Deed of Trust form (**Exhibit B**) for the property to be exonerated. Upon receipt of the  
19 instant order and the Reconveyance of the Deed of Trust for the property, the Clerk of the  
20 United States District Court, as Trustee under the deed of trust shall reconvey the described  
21 property to Chiu Hung Tam and Lai Kuen Wong Tam who originally pledged said property as  
22 bail. The Clerk of the Court shall then send the Reconveyance of Deed of Trust with each  
23 Original Deed of Trust on the property;

24 1104 East 20<sup>th</sup> Street, Oakland, CA 94606

25 to Alice W. Wong Esq., 501 S Street, Suite Two, Sacramento, CA 95814, for recording of the  
26 Reconveyance in the appropriate county.

27 DATED: 3/6/07

28   
The Hon. Joseph C. Spero

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**EXHIBIT A**

---

TONY TAMBURELLO, SBN: 46037  
214 DUBOCE AVENUE  
SAN FRANCISCO, CA 94103

AND WHEN RECORDED MAIL TO  
CLERK, UNITED STATES DISTRICT COURT

Direct Address  
NORTHERN DISTRICT OF CALIFORNIA  
450 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
City & State

IN RE: U.S. V. LISA LEE  
CASE NO. CR 3-06-70479 EMC

**COPY** of Document Recorded  
on 8-23-06  
as No. 200632312/  
Has not been compared with Original.  
ALAMEDA COUNTY RECORDER

TD 881 IB USDC-USA

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS  
SECURING A PERSONAL SURETY BOND TO THE UNITED STATES DISTRICT COURT  
OR THE UNITED STATES OF AMERICA AS INDICATED BELOW**

181619

This Deed of Trust, made this 22nd day of August, 2006, between

CHIU HUNG TAM AND LAI KUEN WONG TAM, HUSBAND AND WIFE

, herein called TRUSTOR,

whose address is 1104 EAST 20th STREET, OAKLAND, CA 94606

CLERK, UNITED STATES DISTRICT COURT, NORTHERN DISTRICT, STATE OF CALIFORNIA  
herein called TRUSTEE, and

~~OR~~ CLERK, UNITED STATES DISTRICT COURT, NORTHERN DISTRICT, STATE OF CALIFORNIA

OR

☐ UNITED STATES OF AMERICA, herein called Beneficiary

Please indicate desired beneficiary: Clerk, United States District Court OR United States of America. Indicate one beneficiary ONLY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in ALAMEDA County, California, described as:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference, or contained herein under the bond(s) posted on behalf of defendant(s) LISA LEE in Case 3-06-70479 EMC

which includes an obligation by said trustor(s) surety(ies) in the amount of \$ 500,000.00

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the vote or the Personal Surety Bond secured hereby, that provisions (1) to (14), inclusive, of the conditions of trust recorded in Napa County, July 10, 1978, and in all other Counties, July 7, 1978, in the book and at the page of Official Records in the office of the County Recorder of the County where said property is located, noted below opposite the name of such County, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	RE 8477	1M 148	Kings	1122	518	Placer	1889	891	Sierra	78	662
Alpine	30	374-378	Lake	848	163	Plumas	381	118	Stanislaus	824	414
Amador	383	343	Calaveras	334	466	Riverside	1979	148181	Solano	1978	53221
Butte	2301	484	Los Angeles	78-78582	—	Sacramento	78-07-07	1144	Sonoma	3481	802
Calaveras	478	344	Madara	1408	233	San Benito	432	18	Stimulets	3074	288
Colusa	491	325	Marin	2408	76	San Bernardino	8488	1388	Sutter	528	678
Contra Costa	8914	328	Madison	186	844	San Diego	1978 78-285314	—	Tehama	738	108
Del Norte	218	441	Mendocino	1187	623	San Francisco	C881	709	Trinity	182	632
El Dorado	1848	82	Merced	2138	828	San Joaquin	4428	184	Tulare	8548	778
French	7088	711	Modoc	255	380	San Luis Obispo	2084	280	Tuolumne	428	128
Glenn	831	343	Monroe	248	873	San Mateo	7738	2337	Veatch	8188	218
Humboldt	1588	653	Montgomery	1257	764	Santa Barbara	78-30818	—	Yuba	1218	148
Imperial	1418	1241	Napa	1888	388	Santa Clara	0797	184			
Inyo	222	83	Nevada	863	287	Santa Cruz	2853	278			
Kern	8128	824	Orange	18748	728	Shasta	1538	280			

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust. The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Dated August 22, 2006

State of California

County of San Francisco

On 8/23/06

before me, Roseann Garza Notary Public

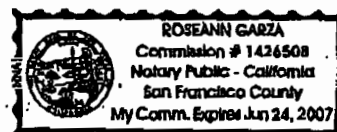
personally appeared Chiu Hung Tam & Lai Kuen Wong Tam

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature

(Seal)



Title No. 05-1135468-A

Locate No. CAFNT0901-0943-0004-0001135468

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A portion of Block 127, Map of Clinton, H.A. Higleys Survey, filed June 10, 1854, in Book "B" of Deeds, page 537, Alameda County Records, described as follows:

Beginning at the point of intersection of the northeastern line of East 20th Street, with the southeastern line of 11th Avenue, as shown on said map; thence along said line of 11th avenue, northeasterly 48.50 feet; thence at a right angle southeasterly 40 feet; thence at a right angle southwesterly 40 feet; thence at a right angle southwesterly 48.50 feet to said line of East 20th Street; thence northwesterly along the last named line 40 feet to the point of beginning.

APN: 021-0264-015

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**EXHIBIT B**

---

RECONVEYANCE

RICHARD WIEKING, Clerk of the United States District Court for the Northern District of California, as Trustee, under the Deed of Trust executed by Chiu Hung Tam and Lai Kuen Wong Tam, as Trustors, recorded on August 23, 2006, in No. 2006-323121, Official Records, County of San Francisco, California, having been requested in writing by the holder of the obligation(s) secured by said Deed of Trust, to reconvey the estate granted to the Trustee under said Deed of Trust, **DOES HEREBY RECONVEY** to the person(s) legally entitled thereto, without warranty, all the estate, title, and interest acquired by the Trustee under said Deed of Trust.

Property commonly known as 1104 East 20<sup>th</sup> Street, Oakland, CA 94606.

DATED: \_\_\_\_\_

By: RICHARD WIEKING  
Clerk of the U.S. District Court  
Northern District of California

State of California                    )  
County of San Francisco        ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared **RICHARD WIEKING, Clerk of the United States District Court for the Northern District of California**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said State  
My commission expires \_\_\_\_\_